



BRADLEY JAMES

ESTATE AGENTS



80 Siltside, Gosberton Risegate, Spalding, Lincolnshire, PE11 4ET

Asking price £384,000

- Open Field Views
- En-suite and Steam Room and Walk in Wardrobe to Bedroom 1
- Separate Lounge
- Cat 6 System
- Utility Room
- 4 Double Bedrooms
- Extended Kitchen Diner with Vaulted Ceiling
- Hi Spec Bathroom
- Off Road Parking with Single Garage
- Wrap Around Extension Doubling The Size Of The Original Bungalow

# 80 Siltside, Spalding PE11 4ET

Located in the tranquil village of Gosberton Risegate, this stunning detached bungalow offers a perfect blend of modern luxury and rural charm. Built in 1975 and fully renovated to a high specification, this property boasts an impressive 1,505 square feet of living space, enhanced by a wrap-around extension that has effectively doubled the original size.

The bungalow features four spacious bedrooms, with the first two bedrooms enjoying the luxury of walk-in wardrobes. The master bedroom is complemented by an en-suite bathroom, complete with a steam room, while a beautifully designed four-piece bathroom serves the other three double bedrooms, ensuring comfort and convenience for all.

The separate lounge provides a cosy retreat, while the extended kitchen diner is a true highlight, featuring a striking vaulted ceiling and bi-fold doors that open up to breath taking views of the Lincolnshire countryside. This space is perfect for both entertaining and family gatherings. Additionally, a separate utility room adds to the practicality of the home.

Modern technology is at your fingertips with a zonal heating system controlled via the Nest app, ensuring warmth and comfort throughout the seasons. The property is also equipped with a CAT 6 cable network system and hardwired CCTV for added security.

For those with vehicles, the property offers ample off-road parking for up to eight vehicles, alongside a larger-than-average garage with an electric door and an EV car charging point. The rear garden features a porcelain-tiled patio, providing an ideal space for outdoor relaxation while enjoying uninterrupted views of the surrounding fields.

This exceptional bungalow is a rare find, combining spacious living, modern amenities, and picturesque rural surroundings, making it a perfect family home or a serene retreat. The property is a short drive to Gosberton Clough Primary School and Gosberton Village which has local shops, Dentist and Doctors plus Victoria tea House.



Council Tax Band: B



### Entrance Hall

Composite double glazed front door into the entrance hall which has radiator, skimmed ceiling with inset spotlights, nest zonal controlled thermostat. power points, loft hatch with pulldown ladder

### Lounge

14'4 x 11'6

2 UPVC double glazed windows to the front, radiator. power points some with USB charging points, skimmed ceiling with inset spotlights, TV point telephone point going into a cat 6 system.

### Bathroom

The four piece bathroom suite has a UPVC obscured double glazed window to the side. A separate shower which has an app controlled built in mixer shower. There's a separate bath which has a mid mounted tap, a contactless sensor controlled WC, vanity wash basin with mixer taps with worksurface over and storage cupboard beneath, wall mounted mirror with inset LED and de mist unit, nest zonal controlled thermostat, skimmed ceiling with inset spotlights, extractor fan, tiled floor with underfloor heating and wall mounted heated towel rail

### Inner Hallway

The inner hallway has a Velux double glazed skylight in the ceiling, radiator, power points, Nest zonal thermostat control, Airing cupboard with all of your controls and the cat 6 system

### Bedroom 1

11'4 x 10'8

It has a vaulted ceiling, three-quarter length UPVC double glazed windows to the rear enjoying open field views from the comfort of your bed, wall panelling, vertical wall mounted radiator, TV point and hardwired cat 6 point, skimmed ceiling and doors to your walk-in dressing room and ensuite dressing room

### Walk In Wardrobe

7'7 x 5'2

### En-Suite and Steam Room

The ensuite has a keylite double glazed window in the ceiling, there's a floating sink with mixer taps and a floating WC with pushbutton flush, double enclosed shower cubicle which has a fixed rain style showerhead in the ceiling with inset spotlights, a

separate showerhead on a sliding adjustable rail, wall mounted body jets and a wall mounted tiled seat which has a steam machine under the seat, transforming this to a steam room, wall mounted heated towel and extractor fans, wall mounted mirror with de-mist feature and hidden shelving behind and underfloor heating.

### Bedroom 3

13'3" x 11'3"

UPVC double glazed window to the front, radiator, power points with some points having USB charging points and skimmed ceiling

### Bedroom 2

17'2 x 8'6

The measurement doesn't include the built-in walking wardrobe and it has three-quarter length UPVC double glaze windows to the rear enjoying field views, radiator, power points, TV point, cat 6 hardwired point, skimmed ceiling, some power points have USB charging points, nest thermostat, The walking wardrobe has a radiator lighting shelving and hanging rail

### Bedroom 4

14'3 x 9'0

UPVC double glazed, window to front, radiator, power points, skimmed ceiling

### Kitchen Diner

23'1 x 10'7

This has a vaulted ceiling in the dining area with floor to ceiling UPVC double glazed windows and bifold doors to the rear overlooking field views in the kitchen. There's a keylite double glazed sky window in the ceiling. Base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated Neff Hide and slide electric oven and grill, Integrated Neff convection oven and microwave, integrated Neff induction hob with hidden extractor over, integrated Neff dishwasher, wireless charging point at breakfast bar, nest thermostat zone control, integrated beer fridge, breakfast bar, power points, skimmed ceiling with inset spotlights, TV point

### Utility Room

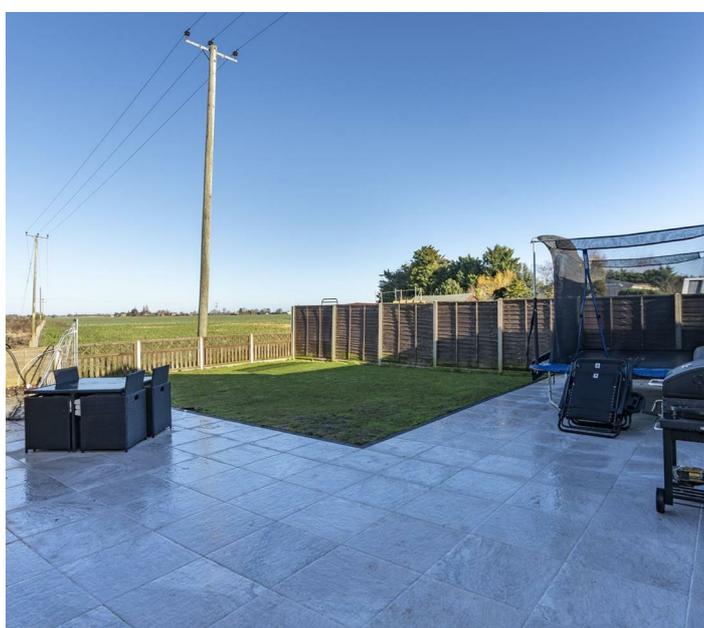
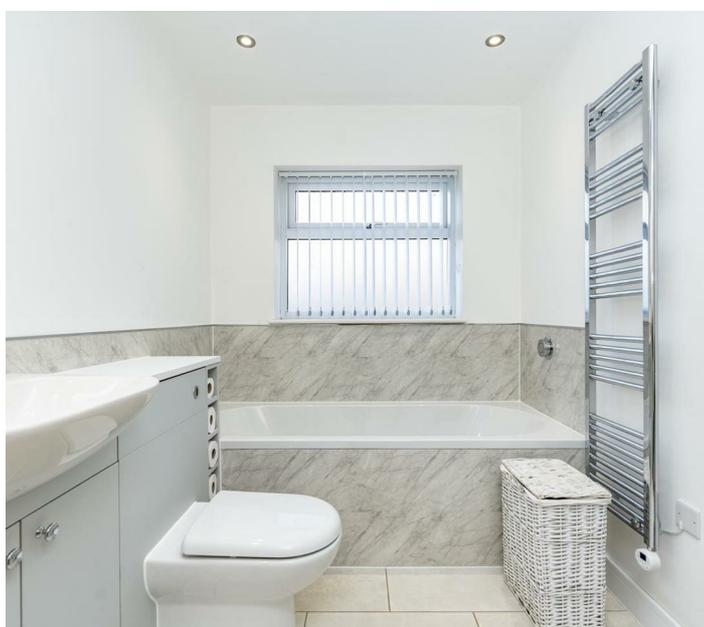
8'4 x 6'4

UPVC double glazed window and door to the rear, base unit with worksurface over, sink with mixer taps over, space and plumbing for washing machine,

space and point for tumble dryer, power points, skimmed ceiling with inset spotlights, nest thermostat and storage cupboard

### Outside

To the front the property has been landscaped and is enclosed by panel fencing to the side and decorative railings to the front. There's a laid to soil area with plants. The rest is laid to decorative chipping and a hard base block paved off-road parking for caravan or motorhome, outside lights and a detached oversized single garage 14'5 x 10'8 With an electric and over door with UPVC door to the side separate fuse box and power points. There's a shed with UPVC obscured double glaze door, outside power point, outside tap, oil tank, hardwired CCTV. The garden is enclosed by panel fencing with low level fencing to the rear allowing you to enjoy the open field views, Porcelina tiles to the side and rear creating a generous patio, outside lights and a laid to lawn area







## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx. 139.8 sq. metres (1505.3 sq. feet)

